



***ONE DOUBLE BEDROOM RETIREMENT FLAT- OWN PATIO! * LOWER GROUND FLOOR WITH ACCESS TO LANDSCAPED COMMUNAL GARDENS* *LARGE LOUNGE 18' 10" x 10' 6" (5.74m x 3.20m) ***
DOUBLE BEDROOM WITH WARDROBE 13' 5" x 9' 2" (4.09m x 2.79m) * *KITCHEN OFF LOUNGE 8' 3" x 7' 5" (2.51m x 2.26m)* *MODERN KITCHEN & SHOWER ROOM - CONVENIENT LOCATION

A well-presented **ONE DOUBLE BEDROOM LOWER GROUND FLOOR RETIREMENT FLAT** with direct access to the landscaped secluded Communal Garden and own use patio. The flat has a large Living Room, separate Kitchen and modern Shower Room. This is a well managed Retirement Development with Communal Facilities and a Lift Service to all floors. Located within a level quarter of a mile of the Town Centre. **NO ONWARD CHAIN!**

Asprey Court, Stafford Road, Caterham, Surrey CR3 6JX
Asking Price: £100,000 Leasehold



KITCHEN 8' 3" x 7' 5" (2.51m x 2.26m)

Double glazed window to rear aspect, range of modern wall and base units with matching worktops and tiled surrounds incorporating a single bowl stainless steel sink unit with mixer tap and cupboards under. Built in "AEG" electric oven and grill, "AEG" electric four ring hob with extractor fan over, wall mounted electric fan heater, coved ceiling, pull cord.

BEDROOM 13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to rear aspect, double wardrobe with mirrored doors and comprising hanging and shelving, electric storage heater, coved ceiling, T.V. point,

SHOWER ROOM 6' 9" x 5' 7" (2.06m x 1.70m)

White suite comprising vanity sink unit with mirror and light over, large walk in shower unit with mixer shower fitment, low flush W.C. Towel rail and heated towel rail, tiled surrounds, pull cord

OUTSIDE

COMMUNAL GARDENS

Small patio area outside of the rear door to the flat with direct access to the landscaped, well-kept gardens, extensive lawned areas, herbaceous borders, seating areas.

RESIDENTS PARKING

There are limited bays available and they are reserved for individual Residents, to reserve a bay you have to go onto a waiting list for a bay to come available. There is one Visitor Bay which can be used by visitors but they must digitally register their vehicle using the touch screen in the initial Reception Area by the Managers Office immediately on arrival.

LEASEHOLD INFORMATION & COUNCIL TAX

LEASE TERM: 125 years from 1/2/2006

MAINTENANCE: £3,684.00pa paid in two instalments



ASPREY COURT

There are several points to note:

24 CARELINE* VISITING HOUSE MANAGER

LARGE COMMUNAL LOUNGE* LAUNDRY* GUEST SUITE WITH EN-SUITE* WELL TENDED COMMUNAL GARDENS* RESIDENTS PARKING AREA*

LOCATION

Asprey Court is in a great location for the Town Centre which is a level walk within a quarter of a mile of the property. The Town Centre has a great selection of local shops, a Waitrose, Morrisons & Lidl Supermarket, Banking hub, Restaurants and Coffee Shops. There is also a Doctors Surgery (off Harestone Hill) and a Dentist Surgeries. Caterham Railway Station can be found a short walk away and has regular services into Croydon and London, you can also find local Buses within a short walk, travelling north and south as well as up to Caterham on the Hill.

ACCOMMODATION

COMMUNAL HALLWAY

Secure entry system into the Communal Hallway via double electrically operated double doors. There is a lift service to all floors and the Managers Office is opposite the main entrance.

ACCOMMODATION

ENTRANCE HALLWAY 7' 8" x 6' 8" (2.34m x 2.03m)

Large storage/cloaks cupboard housing hot water tank, electric meter and fuseboard,. Coved ceiling, Tunstall security entry phone system and pull cord.

LOUNGE 18' 10" x 10' 6" (5.74m x 3.20m)

Double aspect with double glazed window to side aspect and double glazed window and double glazed door to small patio area and communal gardens. Fireplace with inset electric flame effect fire, wall mounted electric timed heater, coved ceiling, T.V. point, pull cord. Glass panelled doors to;

GROUND RENT: £395.00 pa paid in two instalments

The current Council Tax Band is 'D', via Tandridge Council. Their website address to fully confirm the Council Tax Band and amount payable is: <https://www.tandridge.gov.uk/Council-tax/Your-council-tax-2025-2026>.

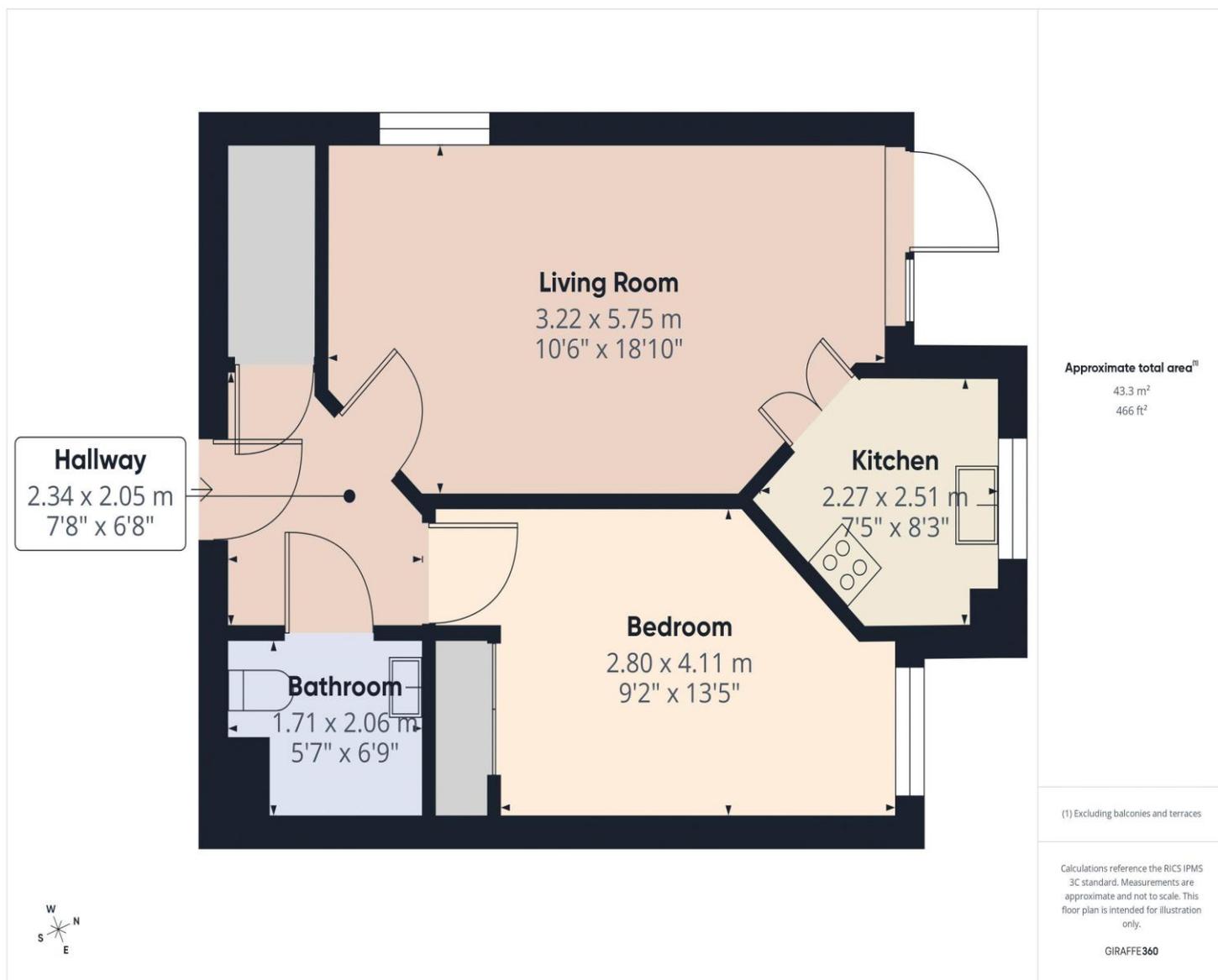
11/2/2026

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



FLOORPLAN



DATA PROTECTION ACT 1998

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MONEY LAUNDERING REGULATIONS 2003 : Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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